

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Thursday, November 16, 2006, 6:30 p.m.**
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220-South
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 06-25 – Map and Text Amendment - DCMR Title 11 Chapter 16 Capitol Gateway Overlay (CG) District

THIS CASE IS OF INTEREST TO ANC 6D

On May 19, 2006, the Office of Zoning received a petition from the District of Columbia Office of Planning (the “Petitioner”) for a map and text amendment to the zoning regulations. The Zoning Commission set down the case for public hearing at its special public meeting of May 25, 2006. The Office of Planning set down report also served as the pre-hearing statement for this case.

The map amendment would extend the boundaries of the Capitol Gateway Overlay District to include Lot 48 within Square 649; those portions of Squares 651 and 653 zoned C-2-C; and Square 655, adjacent to South Capitol Street SW. Other than mapping the area within the CG Overlay, no changes to the base zones are recommended.

The intent is to ensure the provision of a more consistent streetscape treatment along South Capitol Street, in accordance with planning initiatives for the creation of a more appropriately monumental character for South Capitol Street. The east side of South Capitol is currently within the CG Overlay, and subject to similar regulations and requirements.

The text amendment would:

- Require a setback of 15 foot setback from South Capitol Street for any new development within Squares 653 and 655.
- Require that a minimum of 60% of the façade be constructed to the 15’ setback line or to the property line where the setback is not required;

- Restrict driveway access from South Capitol Street;
- Establish a Zoning Commission review and approval process and design guidelines for any new development on property which abuts South Capitol Street.
- Restrict the use of Combined Lot transfer of density to or from property within these Squares. Combined Lot transfer of density FROM lots within Square 655 is being considered. Use of the Combined Lot provisions for the purpose of transferring USE would be permitted.

Title 11 DCMR (Zoning), Chapter 16 CAPITOL GATEWAY OVERLAY DISTRICT is proposed to be amended as follows:

- A. Section 1600, PREAMBLE, subsection 1600.1 is amended to add the following Squares and portions of Squares to which the CG Overlay would apply:

“Square 649, Lot 48; Square 651, Lots 147 and 148; Square 653 lots 14, 15, 52-54, 60-66, 68-72, 74, 75, 810, 811, 823, 824, 827 and 828; and all of Square 655”

- B. Section 1602, COMBINED LOT DEVELOPMENT, subsection 1602.1 (d) is amended restrict these squares from Combined Lot Development, as follows:

“(d) The combined lot provisions may not be used to transfer density to or from any property within the CG/C-3-C, **CG/C-2-C**, CG/W-1, CG/W-2, or CG/W-3 Districts. **The combined lot provisions may be used to transfer density from, but not to, the CG/R-5-E District.**”

- C. Section 1605, BUILDINGS, STRUCTURES, AND USES ON SOUTH CAPITOL STREET is amended to read as follows:

“1605.1 The following provisions apply to new buildings, structures, or uses with frontage on South Capitol Street within the CG Overlay.

1605.2 Each new building or structure located on South Capitol Street shall be set back for its entire height and frontage not less than 15 feet, **with the exception of buildings within Squares 649 and 651.**

1605.3 For each new building or structure located on South Capitol Street, provided that a minimum of 60% of the street-wall shall be constructed on the setback line, with the exception of buildings within Squares 649 and 651 where a minimum of 60% of the street-wall shall be constructed to the South Capitol Street property line.

- 1605.4 Any portion of a building or structure that exceeds 110 feet in height shall provide an additional one-to-one (1:1) step back from the building line along South Capitol Street, **with the exception of buildings within Squares 649.**
- 1605.5 No private driveway may be constructed or used from South Capitol Street to any parking or loading berth areas in or adjacent to a building or structure constructed after *[effective date of this section]*.”

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Official Code § 6-641.01 *et seq.*)

The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. The Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to the Secretary of the Zoning Commission, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. Please include the number of the particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, MICHAEL G. TURNBULL, AND GREGORY N. JEFFRIES ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.